



**CITY OF CHELSEA**  
**ZONING BOARD OF APPEALS**  
City Hall, 500 Broadway, Room 101  
Chelsea, Massachusetts 02150  
Tel: (617) 466 – 4180 \* Fax: (617) 466 – 4195

*Ned Keefe, Chairman*  
*Janice Tatarka, Member*  
*Arthur Arsenault, Member*  
*Joseph Mahoney, Associate*  
*Anthony Quiles, Associate*

## **AGENDA**

Notice is hereby given in accordance with Section 23A, 23B and 23C, Chapter 39 of the General Laws of Massachusetts and the Massachusetts Zoning Act, Chapter 40A that a Regular meeting of the Chelsea Zoning Board of Appeals will be held:

**Tuesday, May 8, 2007 at 6:00 p.m.**  
**City Hall, Room 305**  
**City Council Chambers Conference Room**

- I. **CALL OF ROLL OF MEMBERS**
- II. **PUBLIC MEETING/HEARING PETITIONS**
  - A. **OLD BUSINESS (CONTINUED)**

### **SPECIAL PERMIT**

Case #: 2007-07

Rock Chapel Marine LLC c/o Eastern Minerals, Inc. and Eastern Company, Inc. /  
99 Marginal Street  
For a **Special Permit** seeking approval for the use of premises by Eastern Minerals, Inc. for the dry-bulk marine cargo handling of road salt at the above listed premises.

- III. **OTHER BUSINESS**
- IV. **COMMUNICATIONS**

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CITY CLERK'S OFFICE  
CHELSEA, MASS.  
APR 26 8 15 AM '07

Plans and copies of filings may be viewed at the City Clerk's Office, City Hall, 500 Broadway, Chelsea, MA during regular business hours, 8 a.m. to 4 p.m. Monday, Wednesday and Thursday, 8 a.m. to 7 p.m. Tuesday, and 8 a.m. to 12 p.m. on Friday.



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## **AGENDA**

Notice is hereby given in accordance with Section 23A, 23B and 23C, Chapter 39 of the General Laws of Massachusetts and the Massachusetts Zoning Act, Chapter 40A that a Regular meeting of the Chelsea Zoning Board of Appeals will be held:

**Tuesday, May 15, 2007 at 6:00 p.m.**  
**City Hall, Room 102, Conference Room**

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CHELSEA, MASS  
APR 26 8 15 AM '07

**I. CALL OF ROLL OF MEMBERS**

**II. PUBLIC MEETING/HEARING PETITIONS**

**A. OLD BUSINESS (CONTINUED)**

- Case #: 2007-06**      **Dennis Analetto/188 Crescent Avenue**  
For a **Special Permit** seeking approval for the use of premises as a Used Car Lot, with the sale and display of ten (10) vehicles from the current use of Chelsea Tool Sharpening.
- Case # 2007-09**      **Anthony J. Rossi/75 Williams Street**  
For a **Special Permit** and **Variance** seeking approval for an Alteration Permit proposing an addition to an existing two (2) story wood frame building currently occupied as five (5) individual offices and one (1) conference room to be enlarged into eight (8) offices and one (1) conference room along with two (2) new residential units and an increase in height up to three (3) stories at the address listed above.
- Case #: 2007-10**      **Webster Block LLC c/o Synergy/1-11 Webster Avenue; 400 Eastern Avenue; and 205-221 Spencer Avenue**  
For a **Special Permit** seeking approval to combine three (3) underutilized parcels to redevelop 141 residential units on 2.15 acres. Parcel 1 located at 1-11 Webster Avenue (0.82 acres); parcel 2 located at 400 Eastern Avenue (0.42 acres) and parcel 3 located at 205-221 Spencer Avenue (0.90 acres).

**B. NEW BUSINESS**

**SPECIAL PERMIT**

- Case #: 2007-11**      **Enrique S. Quiñonez/423-425 Eastern Avenue**  
For a **Special Permit** seeking approval to increase the number of lodging units from thirteen to twenty-four units.
- Case #: 2007-12**      **David Peach/311C Broadway**  
For a **Special Permit** seeking approval for the establishment by Raphael Estrada of an i) art gallery for the retail sales of exhibited work and ii) internet services d/b/a Culturahs & /Galleries.

**VARIANCE**

- Case #: 2007-10**      **Webster Block LLC c/o Synergy/1-11 Webster Avenue; 400 Eastern Avenue and 205-221 Spencer Avenue**  
For a **Variance** seeking approval from the front yard setbacks (required: 10 feet – proposed: 0 feet) for a building on Eastern Avenue and a building on Webster Avenue, as part of an overall Planned Development of three new residential buildings and with retail uses at-grade parking or retail uses at the addresses listed above.

**III. OTHER BUSINESS**

**IV. COMMUNICATIONS**

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